	STATE OF TENNESSEE **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION ~~OR VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiants SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF March 2021 Notary Public MY COMMISSION EXPIRES: 9/2/2024 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ariana Loschiavo	**SAME**	**142 09 0A** **050.00**
(NAME) **747 Albar Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 606825 DEEDQC
04/05/2021 01:04:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210405-0044074

EXECUTOR'S QUITCLAIM DEED

Howell E. Bartee, unmarried, died on April 5, 2019. **Jad A. Duncan** was named as the Executor in the Last Will and Testament of the late **Howell E. Bartee. Jad A. Duncan** was appointed Executor of the **Estate of Howell Bartee** on May 2, 2019, by order of the Circuit Court for Davidson County, Tennessee, Docket No. 19P-720.

The Executor is duly qualified. The Executor, by signing this Deed, releases any right the Executor may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Jad A. Duncan**, acting as Executor of the **Estate of Howell Bartee**, quitclaims to **Ariana Loschiavo**, all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being a part of the plan of Doral country Villa Condominiums, Section 3, of record in Book 5050, Page 48, Register's Office of said County, the part hereby described as follows: Being Unit 44-B on said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral County Villa Condominiums, Section 1, of record in Book 5011, Page 395, as amended in Book 5124, Page 747, and as made applicable to Section 3 in Book 5119, Page 749, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to HOWELL E. BARTEE, unmarried, by deed from GENEVA K. BURGESS, married, dated May 16, 2008, of record in Instrument No. 20080521-0052121,

Register's Office of Davidson County, Tennessee.

This property is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plan of record.

Unimproved ( )
This is improved (X) property, known as: ***747 Albar Drive, Nashville, Tennessee 37221.***

Witness our hands this 25th day of March 2021.

JAD A. DUNCAN,
EXECUTOR OF THE ESTATE OF HOWELL BARTEE

TEE GORHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAD A. DUNCAN, EXECUTOR** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of March, 2021.

My Commission Expires: 9/2/2024

~~Notary~~ Public